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Town Planning and Architecture

Duckpond Farm Cottage,
Moorgate Rd,
Barnoldswick,
Lancs, BB18 5SQ



Ribble Valley Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Date: 27th May 2025

Application for Permission In Principle for one dwelling.

Site Location : Land Rear of 1 Bramley View Clitheroe BB7 9AL

This is an application for one dwelling on land to the rear of address stated above via the Permission in Principle process. This is stage one of the process and will be considering location; land use and the amount of development as part of the PIP application. The proposal seeks to establish the principle of residential development for one dwelling on the site in accordance with the policies set out in the Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version and Housing and Economic Development Plan Document (HED DPD)

1.0 LOCATION AND PLANNING HISTORY

- 1.1 The land is located towards the south of Barrow adjoining the main body of the settlement. The land sits to the rear of Bramley View which is directly off Clitheroe Rd in a westerly direction. The land is situated to the rear of no.'s 1 to 10 Bramley View and separated by a back street. The site is accessed between 3 Euxton Terrace and 1 Bramley View and this proposal would not change this.
- 1.2 The application site is on family owned land which also has a stable building approved under application 3/2022/0287. The proposed plot is 365sqm and sits 23 metres from the rear of the properties on Bramley



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Close to create adequate amenity distances from the existing properties.

1.3 The Image below shows the plot on Google maps:



1.4 Below are the planning applications which relate to the site:

<u>3/2022/0898</u>	Mr H Jackson land rear of 2 Bramley View, Clitheroe Road Whalley BB7 9AL – Discharge of Condition 6 - Refused
<u>3/2022/0417</u>	Mr and Mrs H Jackson 2 Bramley View, Clitheroe Road BB7 9AL – Single storey rear extension - Refused
<u>3/2022/0287</u>	Mr H Jackson land rear of 2 Bramley View Clitheroe Road Whalley BB7 9AL - Partial demolition of existing stable buildings and erection of



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	a new stable building. Approved
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2.0 PLANNING POLICY

2.1 In the Ribble Valley, planning policies for new dwellings are primarily guided by the Ribble Valley Core Strategy 2008–2028, which aligns with the National Planning Policy Framework (NPPF). Key policies include:

2.2 1. Development Strategy (Key Statement DS1): This policy directs most new housing development to the principal settlements of Clitheroe, Longridge, and Whalley. It allows limited development in Tier 1 villages, considered more sustainable among the 32 defined settlements outside the principal ones. The goal is to ensure that new housing aligns with the borough's spatial development strategy.

2. Development Strategy (Key Statement DS2): This policy considers new development and takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

3. Housing Provision (Key Statement H1): The Core Strategy sets a requirement of 5,600 dwellings for the plan period from 2008 to 2028, equating to an annual target of 280 dwellings. This policy emphasises meeting housing needs while considering factors like affordability and sustainability. There has also been recent updates to the NPPF which should be taken into consideration.

4. Development Management Policies (Policy DMG2): This policy outlines that development proposals should consolidate, expand, or round off development within settlements. In Tier 2 villages and open countryside areas, new development must meet specific criteria, such as supporting local needs housing or delivering regeneration benefits.

5. Housing Development in the Open Countryside (Policy DMH3): New residential development outside defined settlement areas is generally restricted. Exceptions include proposals essential for agriculture or those that



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meet an identified local need. This policy aims to protect the character of the countryside by preventing unwarranted development.

Recent Updates NPPF: As of December 2024, a new NPPF was introduced, affecting housing targets. For Ribble Valley, the new standard method now indicates a net additional requirement of 578 homes annually, a substantial increase from before the December update.

2.3 The proposed planning in principle application for a small plot in Barrow aligns with Key Statement DS1 and DS2, which supports limited but sustainable growth and development within the district Tier 1 settlement. The site is directly adjacent to the settlement boundary and would contribute to an existing body of housing, making it a logical and appropriate location for limited residential development.

2.4 The location is 2 miles from the centre of Whalley which is a key service centre with numerous shops and employment. The main road between Barrow and Whalley is Clitheroe Rd, a main bus route which is serviced at regular 6min intervals most days.

2.5 This small-scale development represents a modest yet essential contribution to local housing supply while respecting the scale and character of a Tier 1 settlement.

2.6 The proposal is to build a purpose built dwelling for an elderly couple to meet their requirements in their later years. The owners family also live at 2 Bramley View and will be directly available to offer care when needed in the coming Below shows Ribble Valley Proposals Map with the plot outlined in Red:



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3.0 National Planning Policy Framework

3.1 The 2024 National Planning Policy Framework (NPPF), effective from December 12, 2024, introduces several key policies relevant to the development of new dwellings in areas like Barrow. Notably, the NPPF reintroduces mandatory housing targets and requires local authorities to plan for housing needs as determined by the standard method, allowing for lower figures only when hard constraints are demonstrated and all other options are exhausted.

3.2 The proposed planning in principle application for a single dwelling aligns with the updated National Planning Policy Framework (NPPF) and the recent changes to housing supply requirements. Following the December 2024 update to the NPPF, the Local Housing Need figures previously calculated under the old Standard Method stood at 119 homes annually. However, under the revised Standard Method, the updated figures now indicate a significantly increased housing need of 305 homes per year. This has a significant impact on the Borough's housing land supply calculations. Using the new method to calculate the Local Housing Need and applying a 5% buffer results in an annual requirement of 320 dwellings per year (the previous figure was 125 with the buffer). There would need to be a supply of 1600 homes over the coming 5 years. The current total supply figure calculated by adding together the number of expected completions over the next five years as of 31st March 2025 is 1324 dwellings. This application



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contributes to meeting these ambitious targets by supporting sustainable housing growth in line with national policy objectives.

4.0 SELF-BUILD AND CUSTOM HOUSEBUILDING ACT 2015

4.1 The proposal for this new dwelling will be a self-build dwelling by the owners of 1 Bramley view and sits directly adjacent to the property.

4.2 Section 1(A1) of the Act states: “self-build and custom housebuilding” means the building or completion by—

- a. individuals,
- b. associations of individuals, or
- c. persons working with or for individuals or associations of individuals

4.3 Government guidance states that relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout for it to be considered a self-build or custom build home.

5.0 RECENT APPEAL DECISION – APP/T2350/W23/3335737

5.1 In May 2024 application APP/T2350/W23/3335737 was granted under section 78 of the Town and Country Planning Act 1990 (as amended). This application dealt with the principle of development having regard to the development plan policies for the location of new development.

5.2 The appeal site is within the same borough and is part of an area of agricultural land that forms a gap between 110 and 126 Ribchester Road. It is located outside, but close to, the settlement boundary for Wilpshire and as such, for planning policy purposes the site forms part of the open countryside.

5.3 This appeal found “The proposal would be contrary to the development strategy of the CS and would conflict with CS Policies DMG2 and DMH3. However, the proposal would be a self-build dwelling. Given the likely level of unmet demand for such housing in the borough this is a material consideration to which I give substantial weight. Moreover, although outside the settlement boundary the appeal site is within walking distance of a range of services and facilities meaning that future occupiers would not be totally



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dependent on the private car to meet all their day-to-day needs. The proposal would also not unacceptably harm the character of the landscape or the area. I consider that, in this instance, these material considerations outweigh the conflict with the development plan.”

5.4 This proposed application has fundamental principles in line with appeal APP/T2350/W23/3335737. The proximity to the settlement boundary and the self build nature of the proposal are directly in line with the granted appeal.

6.0 LOCATION SUSTAINABILITY

6.1 The proposed dwelling in Barrow is situated in a sustainable location, benefiting from excellent connectivity. It is positioned along the Clitheroe Rd, a key transport route linking Barrow to Whalley, a key area for growth in Ribble Valley Core Strategy 2008–2028. Additionally, the site is well-served by a main bus route, providing accessible public transport options to these larger service hubs. This strategic positioning ensures convenient access to essential amenities, employment opportunities, and public services, supporting sustainable development principles by reducing reliance on private vehicles and promoting integration with surrounding settlements.

7.0 ACCESS

7.1 Access would be covered in detail as part of stage two of the PIP process when technical details are covered. It has been checked and a 43m visibility splay could be achieved in both directions onto Clitheroe Rd which at this point is a 30mph road.

8.0 FLOOD RISK

8.1 The proposal site is in Flood Risk Zone 1, land within flood zone 1 has a low probability of flooding from rivers and the sea. Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.



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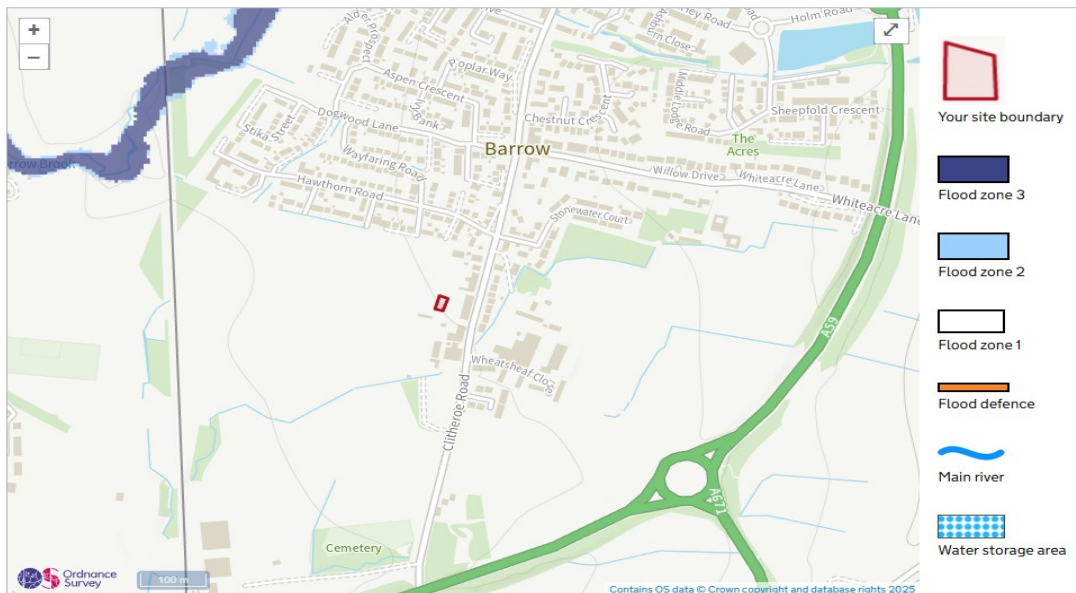
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8.2 Below is the Floor Risk Map:

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



9.0 CONCLUSION

9.1 This proposal for a single self-build dwelling represents a logical and sustainable addition to the existing housing provision in Barrow. Whilst the site is located just outside the settlement boundary, it is directly adjacent to an established residential area and aligns closely with a recently approved planning appeal for a similar self-build dwelling outside the settlement boundary. The site benefits from excellent sustainability credentials, being well-connected by public transport and in close proximity to local services.

9.2 Furthermore, the proposal would provide a valuable community benefit, allowing an elderly couple to build a purpose-designed home next to their family, thereby supporting social sustainability and local housing needs. With the recent changes to the National Planning Policy Framework (NPPF) in December 2024 and the revised standard method for calculating housing



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need, this application makes a modest yet positive contribution towards meeting the government's ambitious housing targets. We respectfully request that the Planning Authority grants Planning in Principle for this self-build dwelling.